

**GRANT COUNTY
PLANNING COMMISSION**

Chairman: Bill Bailey
Vice Chairman: Vacant
Board Members: Carol Dawson, Elliott Goodrich, Patricia Jackson, Richard Leitz and Sandra Marcusen
Secretary: Doris Long

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

APRIL 5, 2023 @ 7:00 P.M.

2023 Attendance

NAME	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
BAILEY	NM	P	NM	P								
DAWSON	NM	P	NM	P								
FREEMAN	NM	P	NM	P								
GOODRICH	NM	P	NM	A								
JACKSON	NM	A	NM	A								
LEITZ	NM	P	NM	P								
MARCUSEN	NM	P	NM	P								

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

At 7:02 p.m. Chairman, Bill Bailey, opens the public meeting, and names the Planning Commission members that are present.

Mr. Bailey explains the purpose of the meeting as being a Joint Public Hearing for the Periodic Update to the Grant County Coalition Shoreline Master Program and on behalf of Washington State Department of Ecology. The Coalition, consisting of Grant County, the Cities of Electric City, Grand Coulee and Soap Lake, has prepared draft amendments to ensure that the Shoreline Master Program reflects changes in State law, County/City codes, or other circumstances.

Board Action:

Approval of the Planning Commission Meeting minutes.

Ms. Marcusen moves to approve the February 1, 2023 meeting minutes as presented.

Ms. Freeman seconds the motion.

ACTION: Sandra Marcusen moves to approve the meeting minutes as presented.

Susan Freeman seconds the motion.

Voted on and passes unanimously.

Mr. Bailey introduces Ben Floyd of White Bluffs Consulting and Staff that are present.

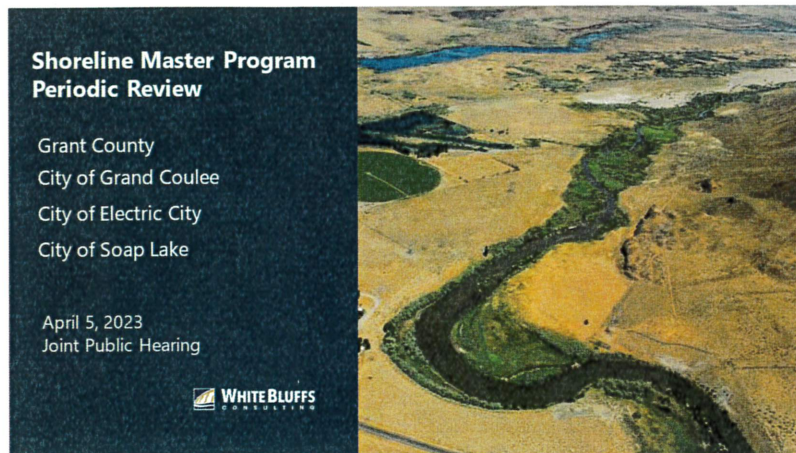
Mr. Floyd introduces Alicia Ayars, SCJ Alliance, who is representing the City of Grand Coulee, and two members of the consulting team, Lara Floyd and Sara Noland, Anchor QEA, who are attending the public hearing via WebEx.

Mr. Bailey swears in those wishing to testify at this hearing en masse:

Do you hereby swear or affirm under penalty of perjury under the laws of the State of Washington that the testimony that you give is truthful and accurate to the best of your knowledge and belief?

Mr. Bailey explains how the joint public hearing will be conducted.

Mr. Floyd presents the following slides providing explanation as needed.



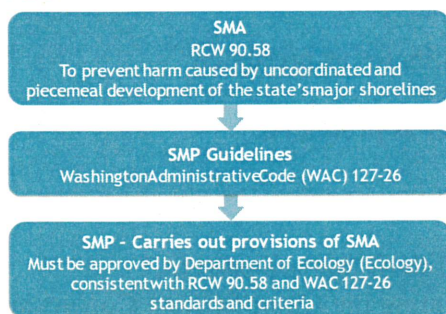
Overview

- Shoreline Management Act (SMA) and Shoreline Master Program (SMP)
- Periodic Review Limited Amendments
- Process and Schedule
- SMP Next Steps



Grant County and Cities SMP Periodic Review

What is an SMP?

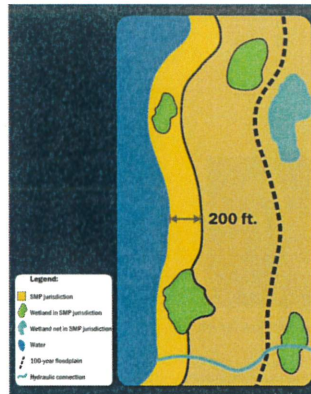


Grant County and Cities SMP Periodic Review

The Shoreline Master Program has to be consistent with State law and Washington Administrative Code or guidelines. The County and the Cities' Shoreline Master Program must comply with the law and regulations.

Shoreline Jurisdiction

- Stream flows greater than 20 cubic feet per second
- Lakes greater than 20 acres
- Upland areas 200 feet from ordinary high water mark
- Floodways and adjacent floodplain areas
- Associated wetlands



The shoreline jurisdiction is only the 200 ft. area in yellow along the shoreline. If it intersects a wetland (depicted in green) it will extend out to the edge of the wetland. The land outside of the shoreline jurisdiction area is regulated by county or city development codes.

Key Principles of the SMP

- Balance
 - Environmental protection
 - Public access
 - Water-oriented uses



Shoreline Master Program Content

- Goals and policies
 - Economic, access, uses, conservation, and others
- Regulations
 - Environment designations
 - General, use-specific, and modification regulations
 - Critical area regulations
 - Applicability and implementation (non-conforming use, enforcement)



Overview of SMP Update Process

- SMPs last updated in 2014
- Local agency and public outreach
- Prepare changes in joint review process with Ecology
- 60-day Department of Commerce Notice – 2/3 to 4/6/2023
- Local adoption of SMP limited amendments after Ecology Determination of Consistency issued
- Deadline for adopting the updated SMPs is June 30, 2023

Having the joint public hearing provides for a dual approval process and efficiency. This hearing allows for the County, Cities and State to adopt the updated Shoreline Master Programs through one hearing process.

Limited Amendments Summary

- Periodic review process focuses on limited amendments that provide administrative consistency and clarity to the SMP
- Ecology SMP Checklist updates for consistency with SMA changes
- Updates consistent with local planning needs
- Minor changes for consistency and clarity between sections



Grant County and Cities SMP Periodic Review

When working with the SMPs the focus was mostly on administrative consistency and clarity. A few definitions were added as well. The City of Soap Lake had a few updates to be consistent with local planning needs.

Where do the proposed revisions come from?

- Changes in state regulations since 2014 SMPs were adopted
- Guidance from Ecology
- Input by County and Cities
- Public and stakeholder feedback



Grant County and Cities SMP Periodic Review

The most public and stakeholder feedback occurred with the City of Soap Lake. The meetings were well attended with good input.

Draft Revisions

- Reference current state law for fish passage improvement projects.
- Update dollar values for "development" and for docks using latest State Office of Financial Management information.
- Clarify that only removing structures is not considered "development."
- Add exceptions for remedial actions, boatyard improvements, and WSDOT projects.
- County: Update reference to flood damage prevention ordinance.
- Grand Coulee: Add Frequently Flooded Areas provisions.

To account for inflation the dollar threshold for development was updated based upon the State Office of Financial Management data. The County's Flood Damage Prevention Ordinance has been removed from the Unified Development Code and an updated version has been added to the Grant County Code.

Draft Revisions – Soap Lake

- Revision to use the OHWM instead of the 1078 foot elevation as the basis for determining the 200-foot shoreline jurisdiction.
- Revise building height limit from 35 to 18 feet for consistency with other City codes.
- Change buffer averaging allowance from 35% to 25% allowable buffer width reduction.
- Add land use intensity table and updated wetland buffers table to match current state guidance.
- Add section for nonconforming lots.

The City of Soap Lake's SMP had the most revisions. After a lot of discussion, and some direction from the State, the area of jurisdiction was changed. As the basis for determining shoreline jurisdiction, the Ordinary High-Water Mark is now from the water and upland, instead of the 1078-foot elevation above main sea level. This will apply to buffers as well.

SMP Next Steps

- Joint Hearing/Planning Commission recommendation (tonight)
- Receive Public Comment through April 6, 4:30 PM
- Prepare Comment/Response Summary
- Share SMP and Comments with Ecology for Initial Determination
- Ecology issues Determination of Consistency
- County and Cities adopt amendments
- Final SMP goes to Ecology
- SMP User Guide also being prepared (not required; grant funded)
 - Key elements illustrated in color, pictorial guide
 - How buffers, setbacks and other standards applied
 - Responses to frequently asked questions

The Department of Ecology has 30 days to issue a Determination of Consistency. After the Determination is issued, the amended SMPs will go through the adoption process. The SMP User Guide will be designed in a way that it will be a tool for both the County and the Cities.

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Grant County and Cities SMP Periodic Review

Mr. Bailey opens the public hearing.

Public testimony is opened for Grant County.

There is no public comment.

Public testimony is closed.

Public testimony is opened for the City of Electric City.

There is no public comment.

Public testimony is closed.

Public testimony is opened for the City of Grand Coulee.

There is no public comment.

Public testimony is closed.

Public testimony is opened for the City of Soap Lake

Bonnie Morehouse, 718 1st Avenue SE, Soap Lake, WA., has been sworn.

Ms. Moorhouse states that Soap Lake is kept separate from Grant County and it shouldn't be. She asks how is Grant County going to protect the lake from pollution, and how is the shoreline protected and guarded by Grant County, as opposed to Soap Lake? Soap Lake should get the same protection as Park Lake, Blue Lake or any of the other lakes.

Public testimony is closed.

Public testimony is opened for the Washington State Department of Ecology.

There is no public comment.

Chelsea Wilson, with the Department of Ecology, is attending via WebEx. She states that she is available to answer any process questions.

Alex Kovach, with the City of Soap Lake, is attending via WebEx. He has no comments.

Mr. Bailey closes the public hearing and explains to the Planning Commission that they will discuss and make a recommendation on only the Grant County updated SMP. The Cities and Department of Ecology will go through their own adoption process.

Ms. Marcusen asks if the SMP contains any provisions to address the homeless that are living on the shoreline. Mr. Floyd explains that the Shoreline Master Program is to regulate development. That would be more of a law enforcement or code enforcement situation.

Discussion takes place.

Ms. Marcusen moves to recommend approval of the Grant County SMP updates to the Board of County Commissioners.

Mr. Leitz seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: SANDRA MARCUSEN MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE UPDATED SHORELINE MASTER PROGRAM BE ADOPTED.

RICHARD LEITZ SECONDS THE MOTION.

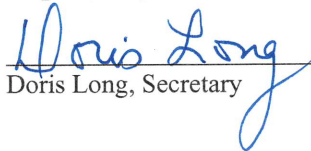
VOTED ON AND PASSES UNANIMOUSLY

Mr. Floyd addresses concerns that were shared by Ms. Morehouse during the Soap Lake public testimony. He explains the City of Soap Lake is going to attempt to have a special designation for Soap Lake, and the County supports that effort.

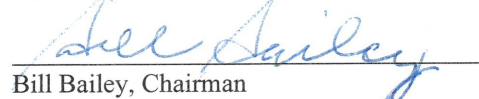
General discussion takes place.

Mr. Bailey closes the workshop at 7:45 pm.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman